

The Real Estate

Professional's Role

While real estate professionals address many aspects of buying and selling homes, their licensing may prohibit them from offering technical advice regarding radon and health risks, unless qualified to do so. Instead, we recommend that real estate professionals work with the Wisconsin Radon Program and visit www.lowradon.org to obtain a list of certified radon measurement contractors for testing and certified mitigation professionals to fix the home.



Wisconsin Radon Program

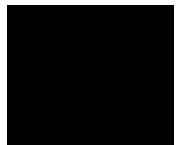
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1-888-LOW RADON
(1-888-569-7236)

Website:
www.lowradon.org

Bureau of Environmental and
Occupational Health

Division of Public Health
P-01139 (12.2015)



If You Have
Found Your
Dream
Home,
Make Sure
to Test it for
Radon.

Wisconsin Radon Program
www.lowradon.org



Buying or Selling? Test for Radon!

Radon is a naturally occurring, odorless, colorless, radioactive gas that is found in Wisconsin homes.

Why Test?

- **The U.S. Surgeon General's Office has warned that behind smoking, radon is the second leading cause of lung cancer in the United States**
- **Lung cancer is the #1 cancer killer of women.**

Luckily, testing a home for radon is easy and can put both the buyer's and seller's mind at ease. Fixing or mitigating a radon problem usually isn't hard!

While both home buyers and sellers in Wisconsin are free to negotiate and respond as they choose, it is ultimately up to the buyer to decide what is an acceptable level of radon risk in the home.

IF A HOME HAS NOT BEEN TESTED FOR RADON...

If the home has not been tested, the buyer should decide if they wish to request radon testing. If such a request is made, it is best to bring it up as soon as possible.

For radon testing prior to a home purchase or real estate transaction, the Wisconsin Radon Program recommends specifying:

- **Who** will perform the test. Using a certified professional is recommended for a real estate transaction; however, the homeowner can also perform the test.
- **Type** of test: a short-term (48-hour minimum) test is typical for real estate transactions.
- **Area** to be tested: The lowest livable level of the home.
- **When** the test will be done.
- **How** the results will be shared between parties.
- Who will **pay** for testing.
- How the **results** will be used: *The US EPA recommends mitigating (fixing) radon at levels of 4 pico Curies per Liter (pCi/L) or greater.*

Visit www.lowradon.org to obtain a list of certified radon measurement contractors to perform testing. Finally, even if the home was built radon-resistant, it should still be tested for radon.

IF A HOME HAS BEEN TESTED FOR RADON...

If the home has previously been tested, the buyer must decide if the results of past tests are acceptable. In making this decision, the buyer should consider:

- **Level of radon found:** If 4.0 pCi/L or greater, mitigation by a certified radon contractor is recommended. A list of certified mitigators is available at www.lowradon.org
- **Type of test:** Short-term tests are usually the primary test performed in a real estate transaction. The minimum measurement duration is 48 hours with the house being under closed conditions 12 hours prior to the test (i.e., windows and doors remain closed).
- **Area of home tested:** The lowest livable level of the home should be tested.
- **Who performed the test:** Use of an individual certified in a *Radon Proficiency Program for Radon Measurement* is recommended for real estate transfers. However, homeowners should have documentation if they performed the test previously.



Buying or Selling? Test Your Home!
Visit: www.lowradon.org.